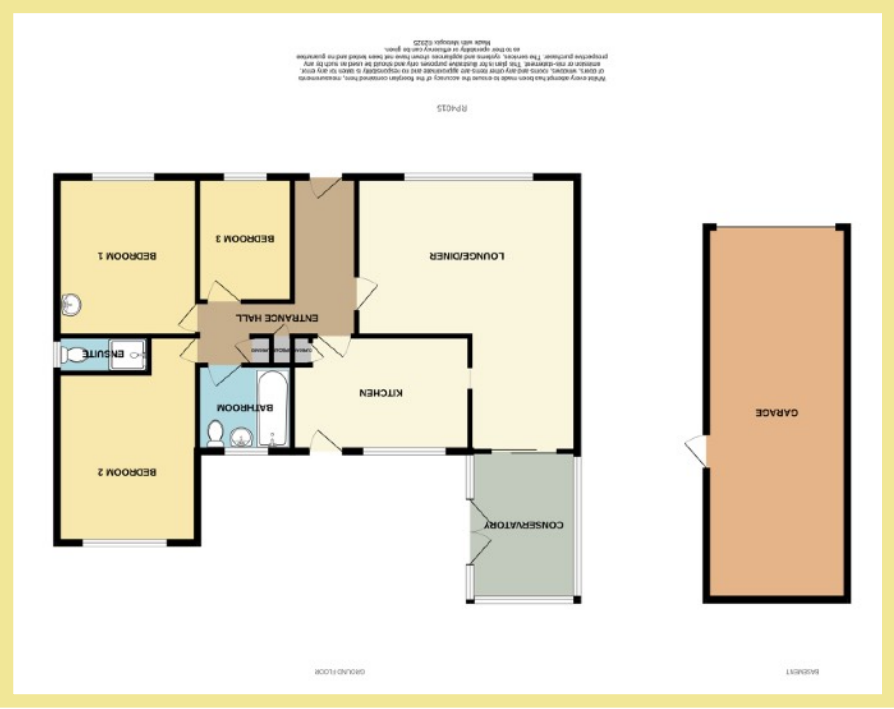


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



2 Willowbrook
Old Colwyn
LL29 8EE

Three Bedroom Detached Bungalow Situated In A Quiet Cul De Sac On The Outskirts Of Old Colwyn

Description

This three bedroom detached bungalow is situated in a quiet cul-de-sac close to the local shops, schools & amenities of both Old Colwyn & Colwyn Bay. The garden to the front is well established with trees, plants & shrubs, grassed area leading down to a stream and continues around the side of the property to the rear where it is bordered by fences and hedges. With a paved patio seating area for outside dining and garden shed. Off road parking is on the driveway at the front with access to the large garage. The bungalow comprises of:- Hallway with storage, spacious lounge/diner with picture window and sliding doors into the conservatory, kitchen with serving hatch and access into the rear garden, three bedrooms, one with ensuite shower room and a family bathroom. The property has gas central heating and UPVC double glazed windows. Viewing is highly recommended to appreciate the location and accommodation on offer.

✓ THREE BEDROOM DETACHED BUNGALOW

✓ QUIET CUL DE SAC LOCATION

✓ OFF ROAD PARKING & GARAGE

✓ WELL ESTABLISHED GARDENS & STREAM

✓ NO CHAIN

Lounge/Diner

6.39m x 5.09m (20'11" x 16'9")



Kitchen

3.95m x 2.78m (13'0"x 9'2")



Hallway

3.66m x 1.48m (12'0" x 4'10")

Bedroom One

3.91m x 3.24m (12'10" x 10'8")



Ensuite

2.14m x 0.81m (7'0" x 2'8")



Bedroom Two

4.60m x 3.23m (15'1" x 10'7")

Bedroom Three

2.90m x 2.21m (9'6" x 7'3")

Bathroom

2.19m x 2.00m (7'2" x 6'7")

Garage

8.65m x 3.25m (28'4" x 10'8")

Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, take second exit onto Llanellian Road, pass the Colwyn Bay Football Club on the right, carry straight on, Willowbrook can be found on the right.

Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band D

3 Bedroom Detached Bungalow

2 Willowbrook Old Colwyn LL29 8EE

£264,950

Reduced From £289,950 NO CHAIN

Reference Number:RP4015 27/06/25

Fletcher & Poole, 1A Penrhyn Avenue Rhos-on-Sea, LL28 4PS

Registered Company Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com

web: www.fletcherpoole.com









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		